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# 4910 Georgia Ave. NW

PDRM

29 January 2017

Prepared for:

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ZONING SUMMARY

ADDRESS	4910 Georgia Ave NW
SQUARE	2926
LOT	0018
SITE AREA (sf)	9455
ZONE	MU-4
OVERLAY	n/a
HISTORIC DISTRICT	n/a

EXISTING USE:	Commercial
PROPOSED USE:	Multifamily (Unit Count TBD)

MU-4

	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	E 303.1	15'	50'	50'
MAX. BUILDING HEIGHT (STORIES)	E 303.1	1	N/A	4
MIN. LOT AREA (SF)	E 201.1	9455		N/C
MIN. LOT WIDTH (FT)	E 304.1	95'		N/C
MAX. FAR		N/A	2.5 / 3.0 (IZ)	2.96
MAX. LOT OCCUPANCY	E 304.1	19%	60% / 75% (IZ)	75%
MIN YARD REQ'TS - FRONT (FT)	E 305.1	N/A	N/A	N/A
MIN YARD REQ'TS - REAR (FT)	E 306.1	TBD	15'	15'
MIN YARD REQ'TS - SIDE (FT)	E 307.3	N/A	2" / 1' Ht, 5' MIN. (3)(4)	8.33'
COURT - OPEN / WIDTH (FT)	E 203.1	N/A	2.5" / 1' Ht, 6' MIN.	N/A
COURT - CLOSED / WIDTH (FT)	E 203.1	N/A	2.5" / 1' Ht, 12' MIN.	N/A
COURT - CLOSED / AREA (SF)	E 203.1	N/A	2(WD <sup>2</sup> ), >250sf	N/A
PERVIOUS AREA	E 204.1	0%	20% (1,120)	N/C
PARKING (NO. OF SPACES)	C 701.5	1	1 per 3 D.U. >4 (5)	9 (8 req.)

- NOTES:
1. APPLIES TO ALL STRUCTURES EITHER THAN ROW DWELLING OR FLAT
  2. IF PROVIDED
  3. NO SIDE SETBACK IS REQUIRED; HOWEVER, IF PROVIDED IT SHALL MEET THE LISTED DIMENSIONS
  4. ANY PORTION OF A BUILDING SETBACK FROM THE SIDE LOT LINE SHALL BE CONSIDERED A SIDE SETBACK AND NOT A COURTYARD
  5. 50% REDUCTION IN MINIMUM VEHICLE PARKING REQUIREMENT WITHIN .5 MI OF A METRO STATION, .25 MI OF A STREETCAR OR PRIORTIY BUS ROUTE (C-702.1)











DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., December, 2017

Plat for Building Permit of: SQUARE 2926 LOT 18

Scale: 1 inch = 20 feet Recorded in Book 160 Page 156

Receipt No. 18-01319

Furnished to: WILL TEASS

Surveyor, D.C.

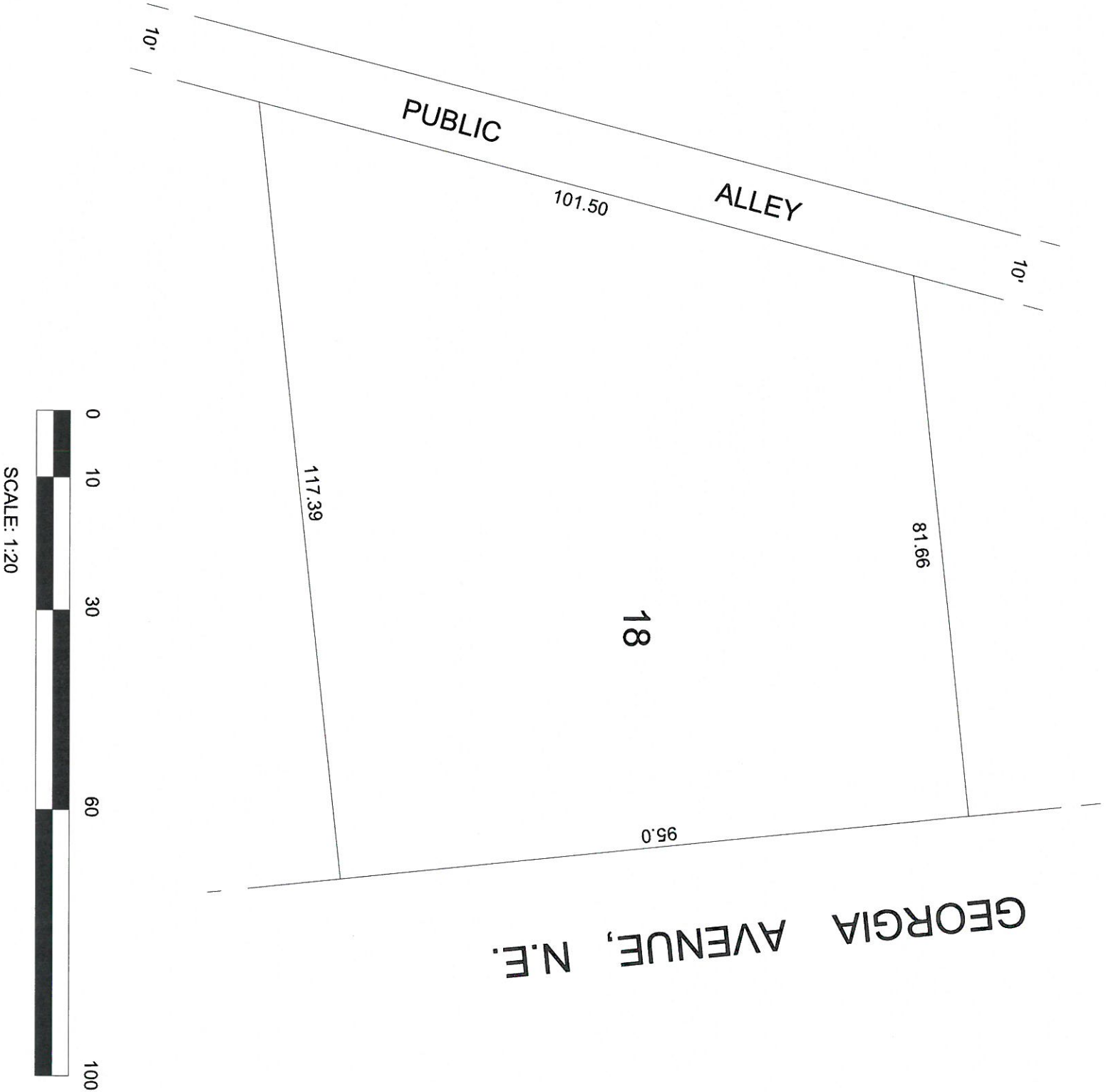
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided, however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

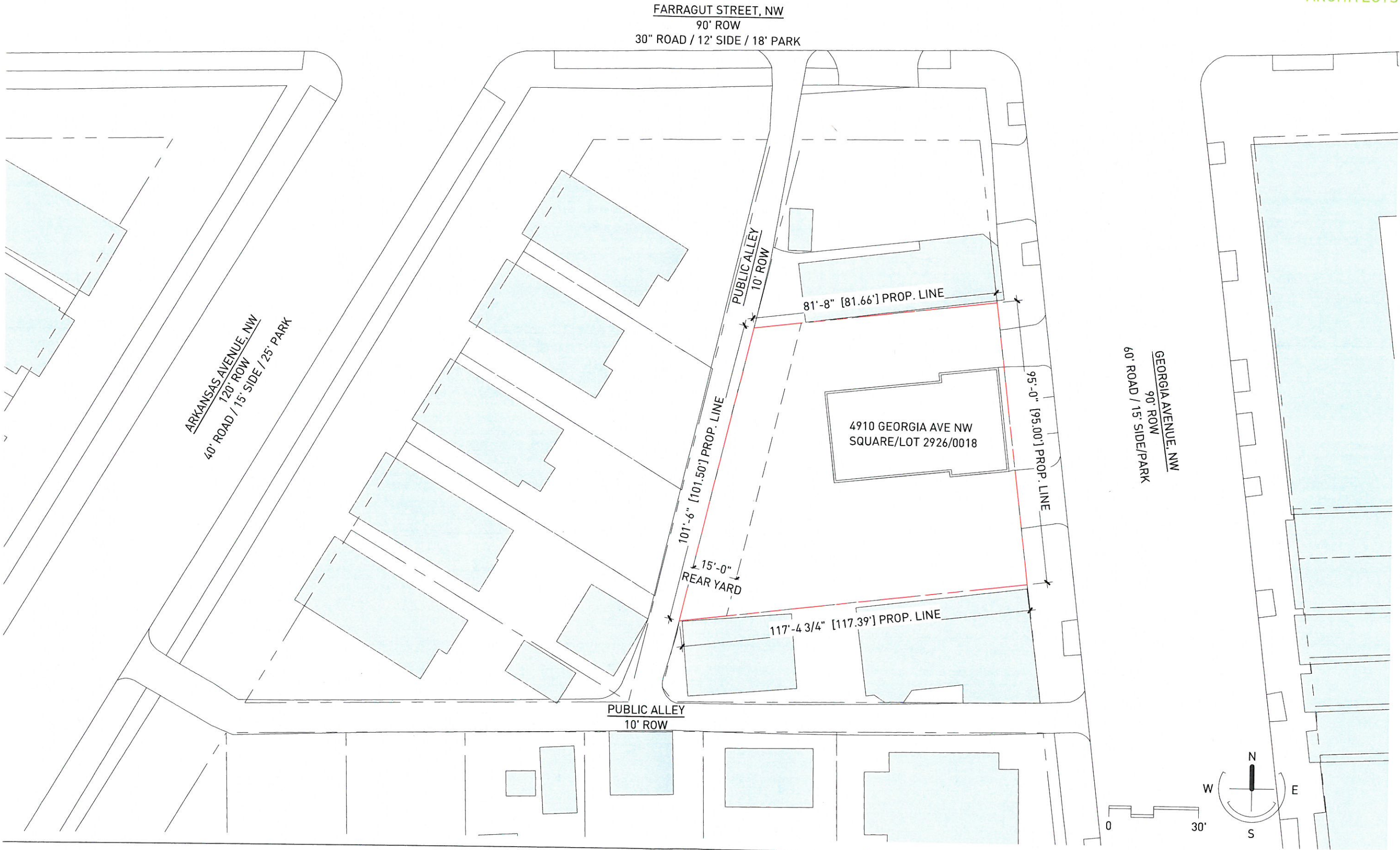
Date: \_\_\_\_\_

(Signature of owner or authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



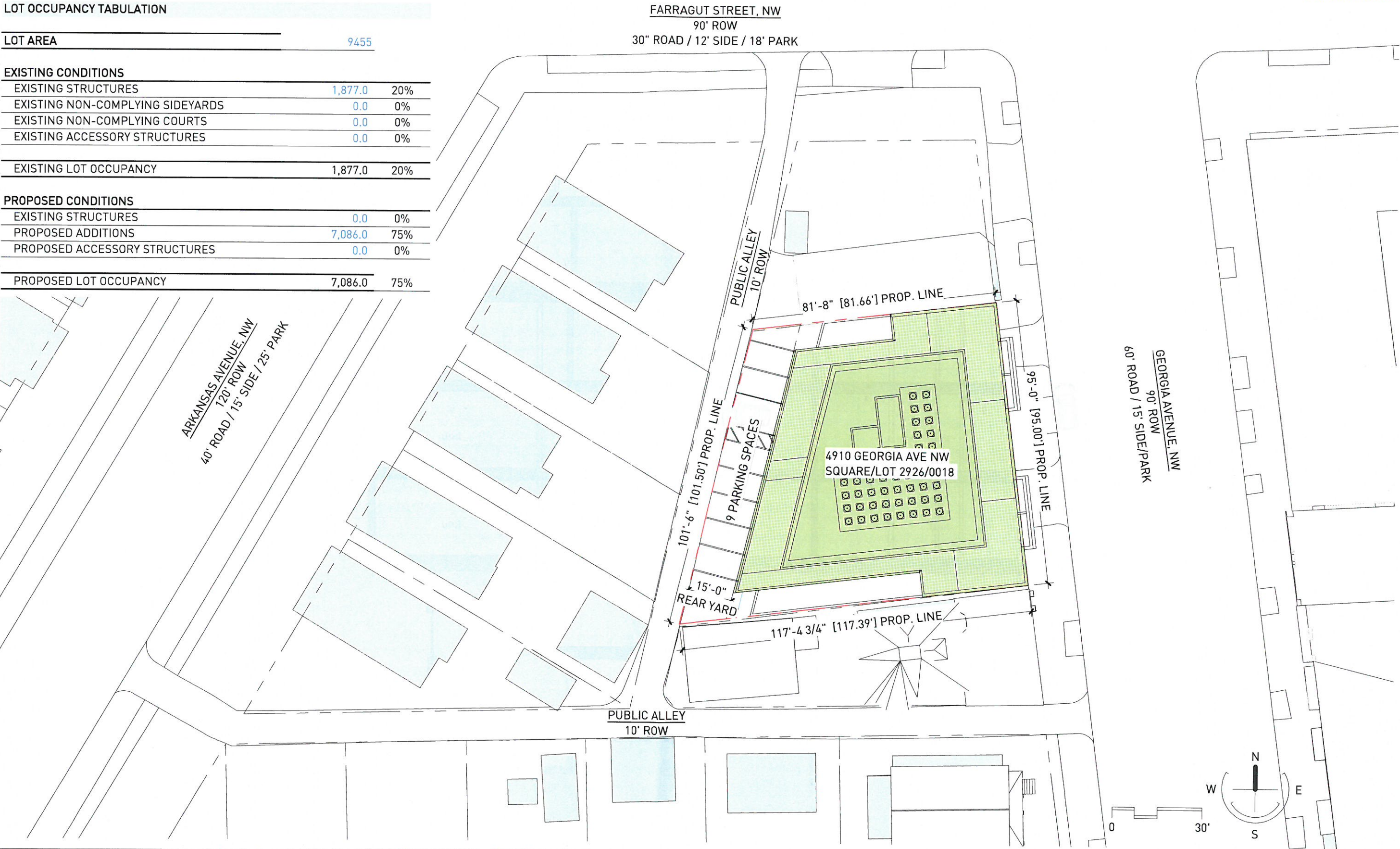






LOT OCCUPANCY TABULATION

LOT AREA	9455	
EXISTING CONDITIONS		
EXISTING STRUCTURES	1,877.0	20%
EXISTING NON-COMPLYING SIDEYARDS	0.0	0%
EXISTING NON-COMPLYING COURTS	0.0	0%
EXISTING ACCESSORY STRUCTURES	0.0	0%
EXISTING LOT OCCUPANCY	1,877.0	20%
PROPOSED CONDITIONS		
EXISTING STRUCTURES	0.0	0%
PROPOSED ADDITIONS	7,086.0	75%
PROPOSED ACCESSORY STRUCTURES	0.0	0%
PROPOSED LOT OCCUPANCY	7,086.0	75%



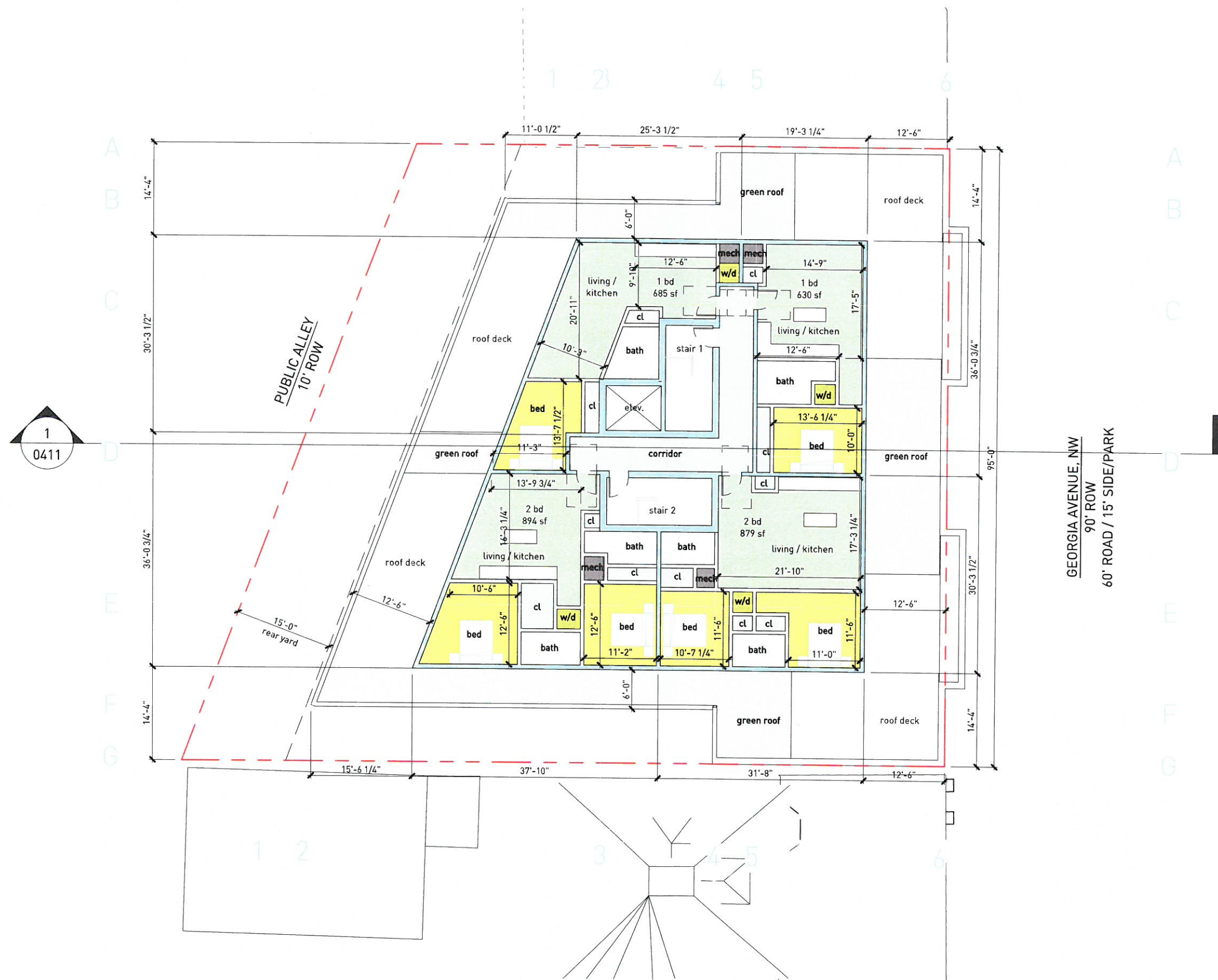




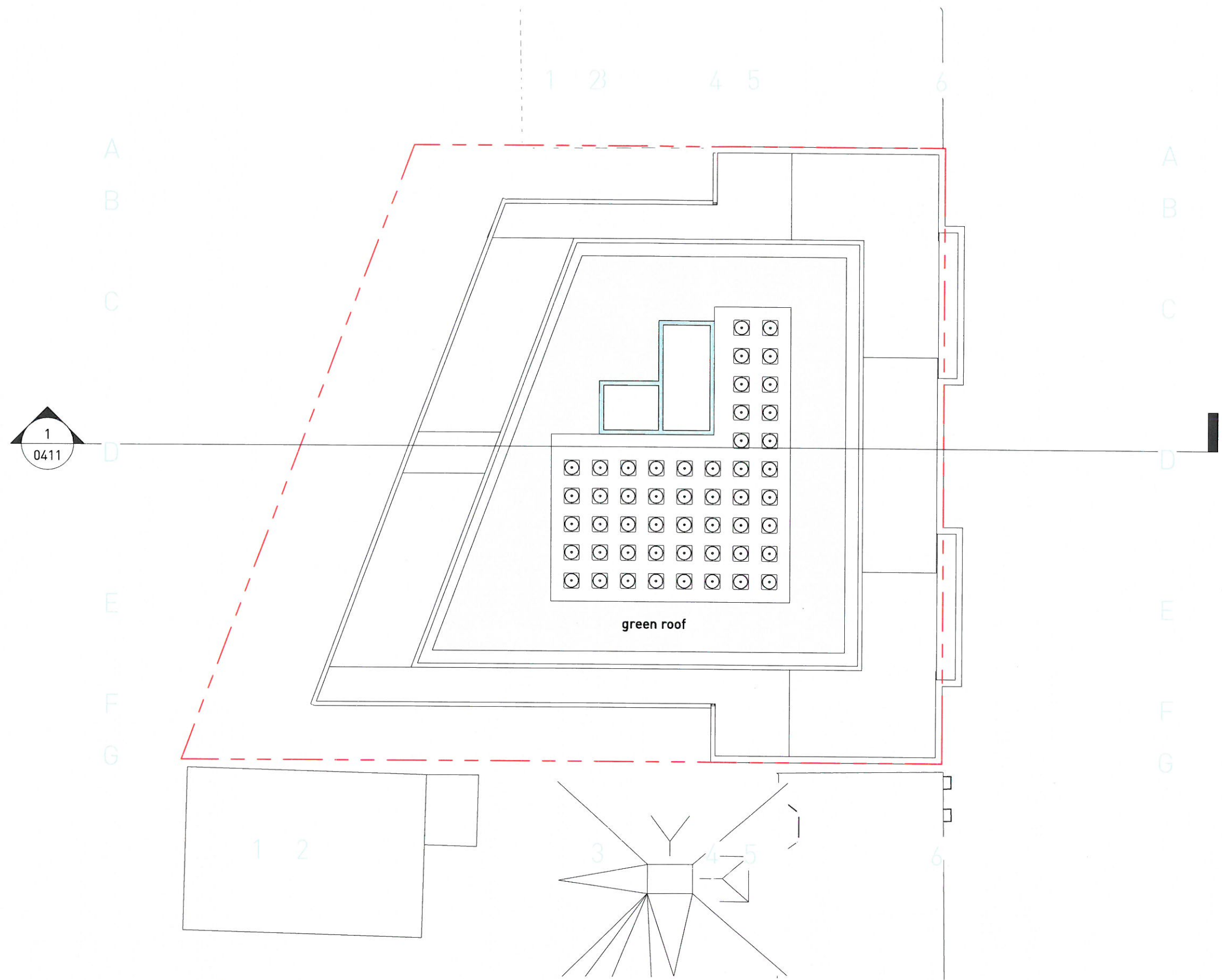














GSF TABULATION

Levels	GSF				GFA
	Existing	Addition	Bay Projection	Total	
5th	0	3,782	0	3,782	0
4th	0	7,086	148	7,234	7,086
3rd	0	7,086	148	7,234	7,086
2nd	0	7,086	148	7,234	7,086
1st	1,877	5,209	148	7,234	7,086
Cellar	0	6,528	148	6,676	0
EXISTING GROSS SQUARE FOOT					1,877
ADDITIONAL GROSS SQUARE FOOT					36,777
TOTAL GROSS SQUARE FOOT					39,394
TOTAL GROSS FLOOR AREA					28,344
TOTAL FAR					3.00